

# ONLINE ONLY LAND AUCTION

63.87± Acres, Mascoutah Avenue, Belleville, IL 62221



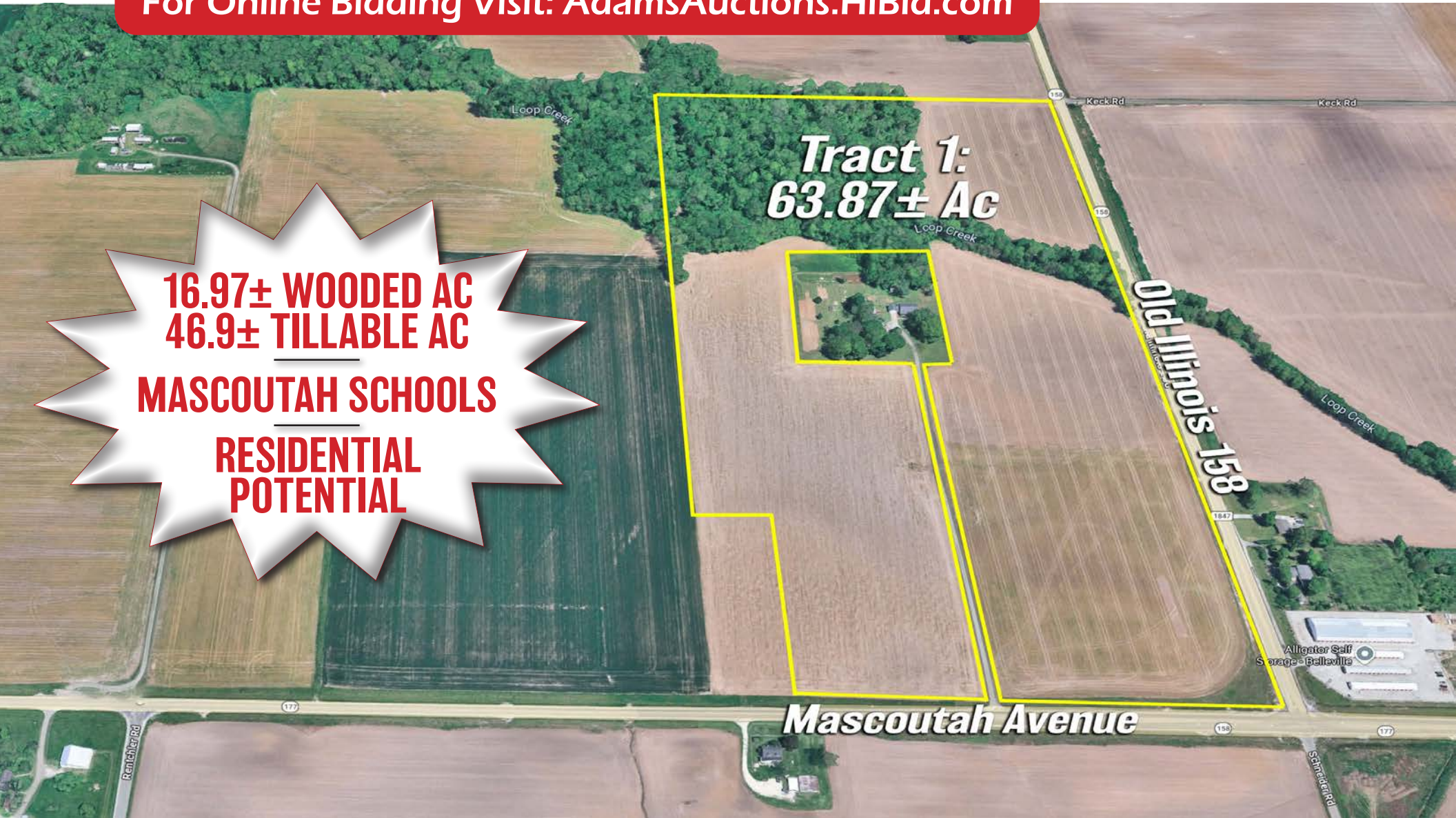
618-234-8751

Adam Jokisch  
Mobile (618) 530-8751

**VIEWING: SUNDAY, AUGUST 23RD ~ 2:30-4:30PM**

**BIDDING CLOSES: 5PM ~ WEDNESDAY, AUGUST 26, 2026**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**



**Tract 1:  
63.87± Ac**

**16.97± WOODED AC  
46.9± TILLABLE AC**

**MASCOUTAH SCHOOLS**

**RESIDENTIAL  
POTENTIAL**

# GENERAL INFORMATION & AUCTION TERMS



**AG - AGRICULTURE**  
ZONING

**66.31± AC**  
TOTAL LOT SIZE

**\$1,547**  
TOTAL '24 TAXES

This exceptional 63.87± acre tract of prime tillable land is ideally located just off Mascoutah Avenue, approximately 15 minutes East of the Belleville Public Square and 7 minutes West of Downtown Mascoutah in St. Clair County. With 46± acres of productive cropland, it offers immediate potential for crop production and a dependable source of agricultural income. Its strategic location near Mascoutah Avenue ensures easy access, making it a seamless addition to an existing farming operation or an excellent starting point for a new agricultural venture. Beyond its farming appeal, the property presents picturesque building sites perfect for a dream home or hobby farm. Zoned A for agricultural use, the property falls under St. Clair County zoning authority and would allow a single-family residence to be built onsite. Electricity is already available near the site, though tap-on fees have not been paid by the current owner, and the land is best suited for private water and sewer systems. With its blend of agricultural productivity and residential potential, this property offers a rare and versatile opportunity in a desirable location. In addition, Tract #2 ~ 5.0± acres could be purchased separately. Whether you are looking to grow your farming footprint or build a countryside retreat with income-generating land, this tract delivers both promise and potential. FALL 2026 PLANTING WILL BE AVAILABLE TO NEW ONWER.

## PARCEL NUMBER

P.I.N	Size	Amount
09-27.0-100-005	66.31± Ac.	\$1,547

**\*\* Taxes will be reassessed after split is recorderd\*\***

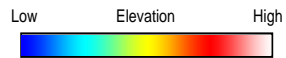
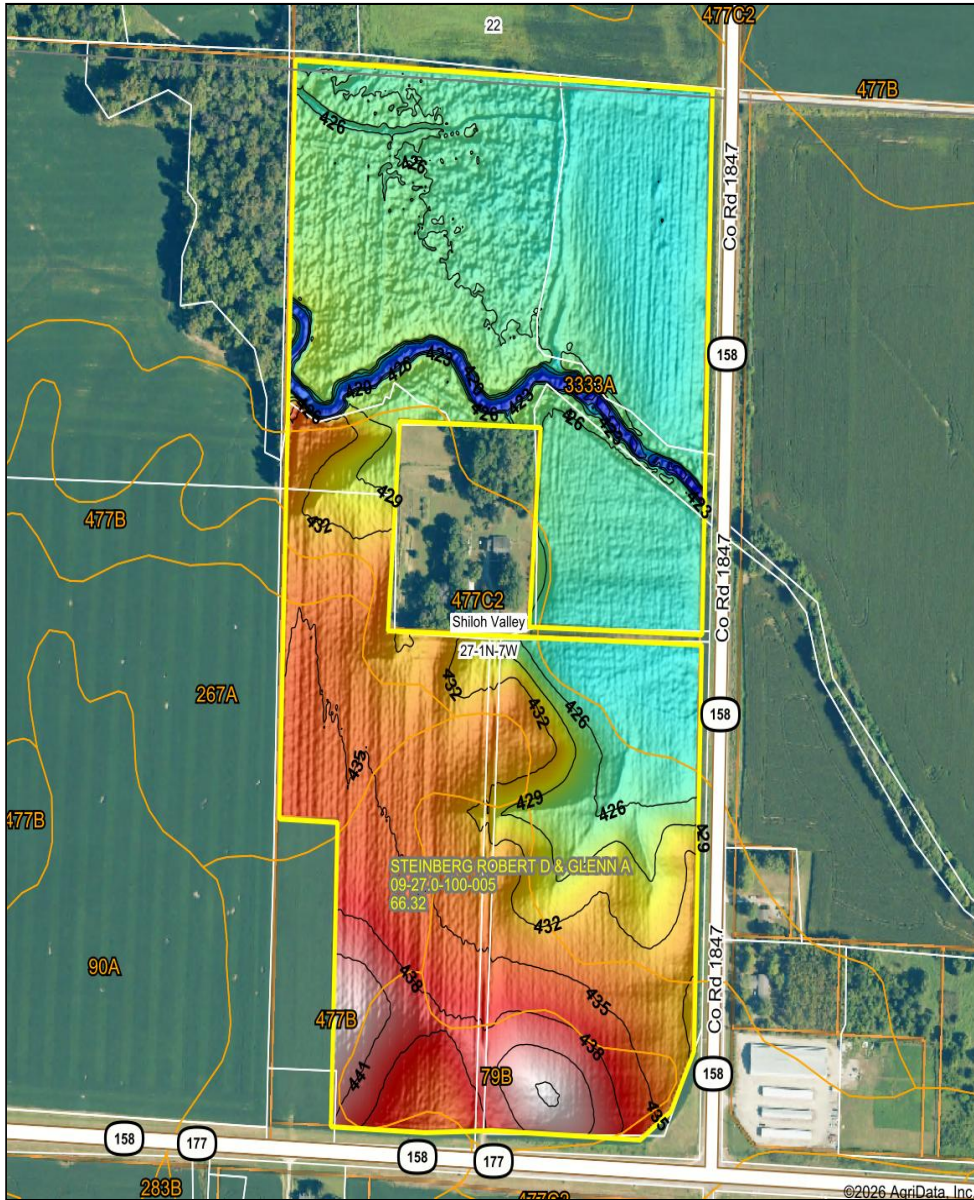
Terms: \$25,000.00 Down Day of Sale on Each Tract of Real Estate  
Balance Due in 30 Days • 6% Buyers Premium  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material



Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

# Topography Hillshade



Source: USGS 1 meter dem

0ft 419ft 838ft

Interval(ft): 3

Min: 416.2

Max: 444.2

Range: 28.0

Average: 429.6

Standard Deviation: 5.51 ft



3/11/2026

**27-1N-7W**  
**St. Clair County**  
**Illinois**

Boundary Center: 38° 30' 29.58, -89° 51' 59.31



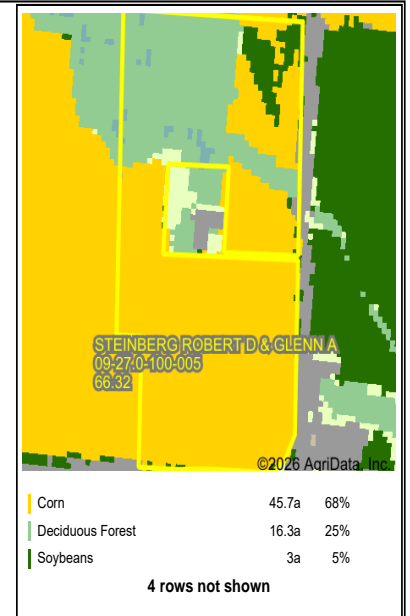
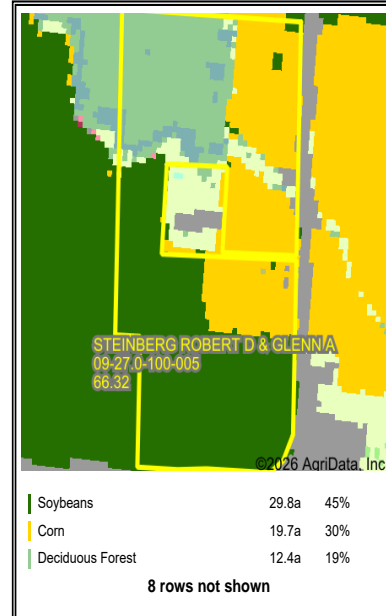
© AgriData, Inc. 2025 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

# 4 Year Crop History

Owner/Operator:  Date: 3/11/2026  
 Address:  Farm Name:   
 Address:  Field ID:   
 Phone:  Acct. #:

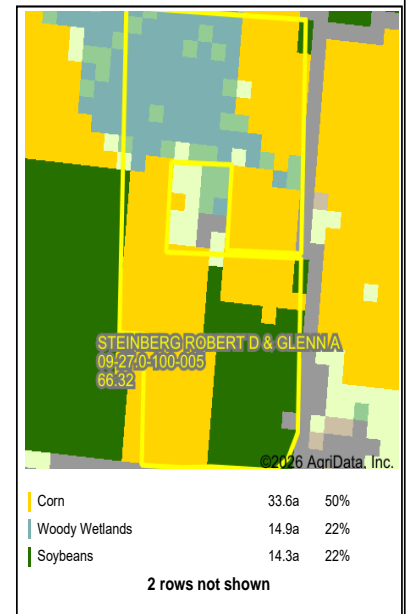
Crop Year: 2025

Crop Year: 2024



Crop Year: 2023

Crop Year: 2022



Boundary Center: 38° 30' 29.58, -89° 51' 59.31

State: IL

County: St. Clair

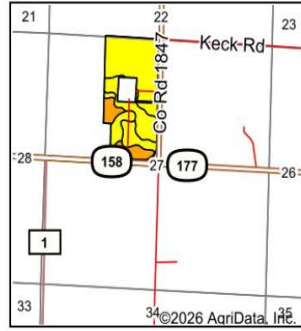
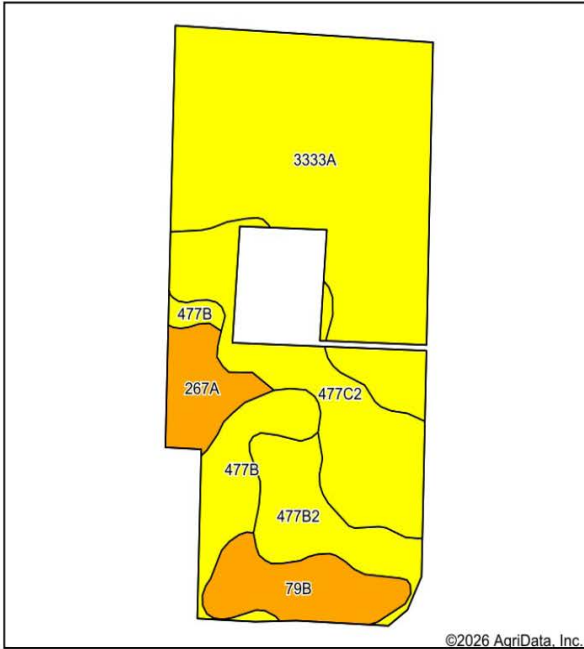
Local: 27-1N-7W

Township: Shiloh Valley



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# Soils Map



State: **Illinois**  
 County: **St. Clair**  
 Location: **27-1N-7W**  
 Township: **Shiloh Valley**  
 Acres: **66.32**  
 Date: **3/11/2026**

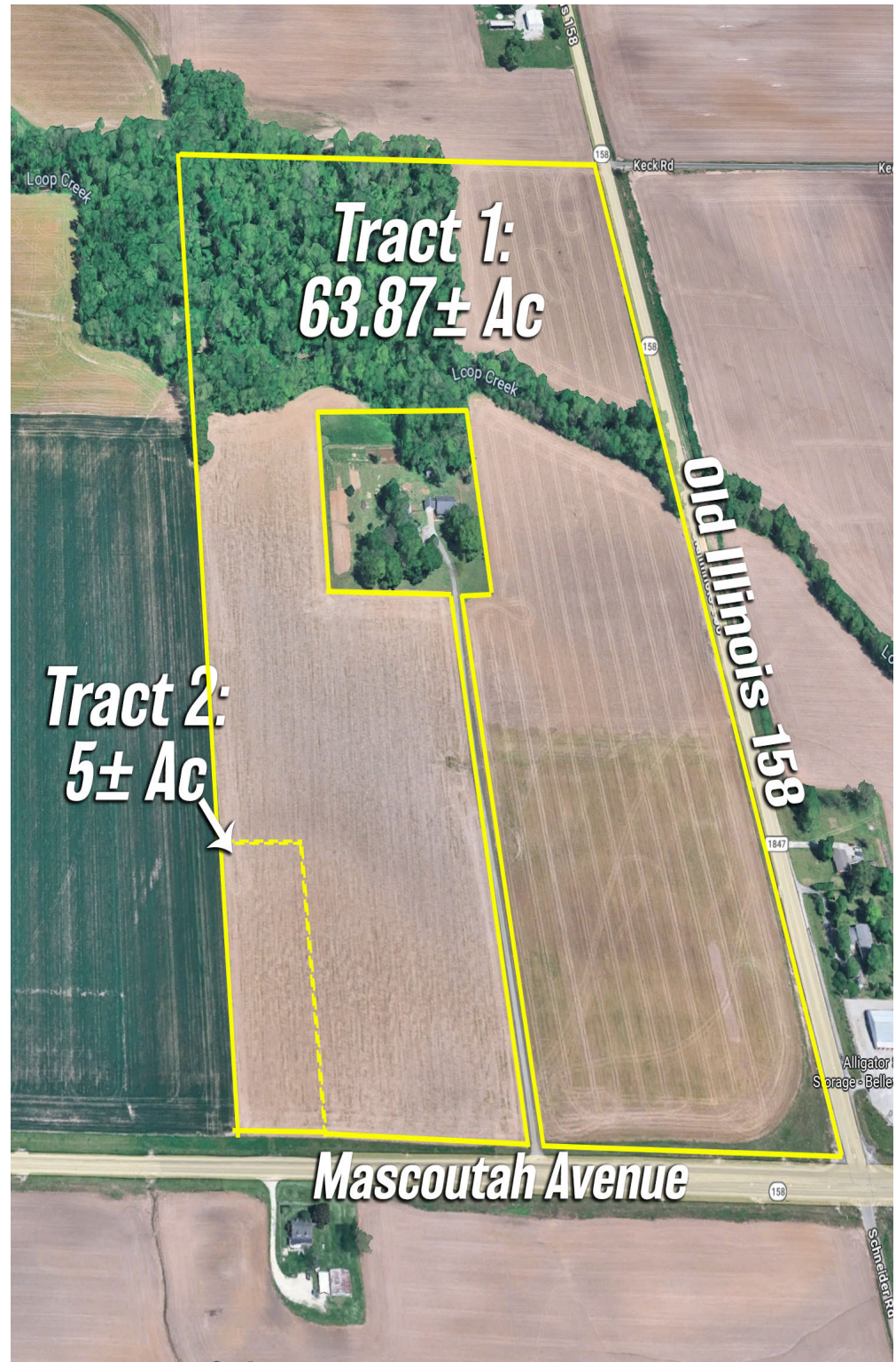


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Soils data provided by USDA and NRCS.

Area Symbol: IL163, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	32.53	49.0%		FAV	**157	**50	**61	**77	0	**5.00	**115	79
**477C2	Winfield silt loam, 5 to 10 percent slopes, eroded	11.73	17.7%		FAV	**151	**47	**59	0	**114	**5.00	**111	65
**477B2	Winfield silt loam, 2 to 5 percent slopes, eroded	6.43	9.7%		FAV	**152	**47	**59	0	**116	**5.00	**112	64
**477B	Winfield silt loam, 2 to 5 percent slopes	5.94	9.0%		FAV	**159	**49	**62	0	**121	**5.00	**117	73
**79B	Menfro silt loam, 2 to 5 percent slopes	5.76	8.7%		FAV	**162	**50	**62	0	**120	**5.00	**118	76
267A	Caseyville silt loam, 0 to 2 percent slopes	3.93	5.9%		FAV	171	52	65	0	124	5.00	126	74
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
<b>Weighted Average</b>						<b>156.9</b>	<b>49.2</b>	<b>60.9</b>	<b>37.8</b>	<b>60</b>	<b>5</b>	<b>115.1</b>	<b>*n 74</b>



**Tract 1:**  
**63.87± Ac**

**Tract 2:**  
**5± Ac**

**Mascoutah Avenue**

**Old Illinois 158**

Alligator Storage-Balls